

171.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,170,300 / 1,170,300

USE VALUE: 1,170,300 / 1,170,300

ASSESSED: 1,170,300 / 1,170,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HALLOWELL EDWARD/ETAL

Owner 2: HALLOWELL GEORGE

Owner 3:

Street 1: 45 CLAREMONT AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 10,834 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1885, having primarily Clapboard Exterior and 3292 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 11 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10834		Sq. Ft.	Site		0	70.	0.69	8									521,515						521,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		10834.000	648,800		521,500	1,170,300			113521
									GIS Ref
									GIS Ref
									Insp Date
									07/28/18
									07/28/18

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	648,700	0	10,834.	521,500	1,170,200	1,170,200
2019	101	FV	480,900	0	10,834.	521,500	1,002,400	1,002,400
2018	101	FV	500,900	0	10,834.	461,900	962,800	962,800
2017	101	FV	500,900	0	10,834.	387,400	888,300	888,300
2016	101	FV	500,900	0	10,834.	387,400	888,300	888,300
2015	101	FV	473,600	0	10,834.	335,300	808,900	808,900
2014	101	FV	473,600	0	10,834.	324,100	797,700	797,700
2013	101	FV	473,600	0	10,834.	308,400	782,000	782,000

Parcel ID 171.0-0004-0001.0

!13266!

PRINT

Date 12/11/20 Time 03:15:04

LAST REV

Date 08/06/18 Time 13:54:05

apro

13266

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

TAX DISTRICT**PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON & JOHNS	25362-308		5/24/1995		490,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/1995	320	Manual	600					SKYLITE
3/30/1995	133	Manual	400					WINDOW-2
2/16/1995	63		60,000					REMODEL HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	Inspected	PH	Patrick H
6/7/2018	MEAS&NOTICE	BS	Barbara S
10/22/2008	Meas/Inspect	345	PATRIOT
12/21/1999	Meas/Inspect	243	PATRIOT
7/22/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.24871

Total SF/SM: 10834

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 521,515

Spl Credit

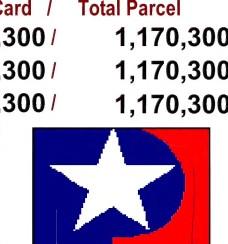
Total: 521,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021



EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																			
Type:	6 - Colonial		Full Bath:	2	Rating: Average	A Bath:		Rating:																							
Sty Ht:	2H - 2 & 1/2 Sty		3/4 Bath:	1	Rating: Average	A 3QBth:		Rating:																							
(Liv) Units:	1	Total: 1	1/2 Bath:	1	Rating: Good	A HBth:		Rating:																							
Foundation:	3 - BrickorStone		OthrFix:		Rating:																										
Frame:	1 - Wood		OTHER FEATURES																												
Prime Wall:	2 - Clapboard		Kits:	1	Rating: Good	Level:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O													
Sec Wall:		%	A Kits:		Rating:	Other:																									
Roof Struct:	1 - Gable		Fpl:	1	Rating: Average	Upper:																									
Roof Cover:	1 - Asphalt Shgl		WSFlue:		Rating:	Lvl 2:																									
Color:	YELLOW		CONDOS INFORMATION						Lvl 1:																						
View / Desir:			Total Units:			Lower:																									
GENERAL INFORMATION						Totals	RMs:	11	BRs:	7	Baths:	2	HB:	1																	
Grade:	B+ - Good (+)		REMODELING						RES BREAKDOWN																						
Year Blt:	1885	Eff Yr Blt:							Exterior:	No Unit	RMS	BRS	FL																		
Alt LUC:		Alt %:							Interior:	1	11	7																			
Jurisdct:		Fact:	.							Additions:																					
Const Mod:										Kitchen:																					
Lump Sum Adj:										Baths:																					
INTERIOR INFORMATION						DEPRECIATION						Plumbing:																			
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18.	%	Electric:																								
Prim Int Wall:	2 - Plaster		Functional:			%	Heating:																								
Sec Int Wall:		%	Economic:			%	General:																								
Partition:	T - Typical		Special:			%	Total:	18.6	%																						
Prim Floors:	2 - Softwood		Override:			%																									
Sec Floors:	3 - Hardwood	10%																													
Bsmnt Flr:	6 - Ceramic Tile																														
Subfloor:																															
Bsmnt Gar:																															
Electric:	3 - Typical																														
Insulation:	2 - Typical																														
Int vs Ext:	S																														
Heat Fuel:	2 - Gas																														
Heat Type:	1 - Forced H/Air																														
# Heat Sys:	1																														
% Heated:	100		% AC:	100																											
Solar HW:	NO		Central Vac:	NO																											
% Com Wall:			% Sprinkled:																												
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:																	
SPEC FEATURES/YARD ITEMS						PARCEL ID 171.0-0004-0001.0												IMAGE													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value													
2	Frame Shed	D	Y	18X8		A	AV	1980		0.00	T	31.2	101																		
More: N						Total Yard Items:			Total Special Features:						Total:			AssessPro Patriot Properties, Inc													